

# DAYTON HISTORIC PRESERVATION COMMISSION MINUTES

Regular Meeting Wednesday, July 10, 2013

111 South First Street

Dayton, WA 99328

**1. CALL TO ORDER:** Chairman C. Dale Slack called the meeting to order at 6:00 p.m.

**2. ROLL CALL:** C. Dale Slack – Present                      James McCary - Present  
Jane Eidt - Present                                              Kathy George - Present  
Matt Zanger - Present                                          Ginny Butler - Excused Absence  
Faye Rainwater - Excused Absence

**Others:** Marcene Hendrickson, EDTF                      Karen Scharer, Planning Director

**3. REVIEW AND APPROVAL OF MINUTES:**

The minutes from the regular meetings of 5/8/13 and 6/12/13 were reviewed and approved. Matt moved to that the Historic Preservation Commission adopt the minutes. Kathy seconded the motion.

**4. DESIGN/SPECIAL VALUATION REVIEW:**

**Application for a Certificate of Appropriateness**

McCary Construction on behalf of M.J Haight - 403 S 1<sup>st</sup> Street  
The Commission performed a design review for the property.

**Statements:**

- The owner is M.J Haight and McCary Construction is representing the owner.
- The house has been inventoried and is listed within the Historic Property Inventory Report dated 9/26/11.
- The house is within the South Side Historic District, but not on the Dayton Register of Historic Places.
- The property is a contributing to the period of significance of the South Side Historic District.
- The application states that the project includes replacement of five 2<sup>nd</sup> story windows. Three windows on the front (west) side and two on the south side of the home. The existing windows have broken seals and are have aluminum frames. They will be replaced with white vinyl framed windows to match the profile of the existing glass panes.

**Presentation:**

Jim McCary provided a summary of the need to replace windows which will be visible from South 1 st Street. The windows are all 2<sup>nd</sup> story of the home and are aluminum clad framed. New windows will be vinyl framed. All windows will have four panes in the upper portion and a single pane in the lower portion like the existing windows on the south side of the home.

Matt questioned if the work is replacement or rehabilitation or repair. The application states "other"

Jane questioned if anyone knew what the original windows looked like. The current first story windows were stated to be vinyl. No one had information regarding the original windows.

The house was moved to the site and is actually two homes put together. The purpose of replacing windows is to improve the function of the windows as the seals of the double pane windows are broken.

Jim agreed to amend the application to "rehabilitation".

**Comments by interested persons, organizations and legal entities:** None  
**Statement in opposition to the application** - None.

**Staff Comments** - None

**Summary by Chairman:** Dale confirmed with the commission the project complies with the checklist for Standards for Rehabilitation.

**Deliberation by the Commission:**

Matt moved that the Historic Preservation Commission adopt the findings of fact as drafted and grant the amended request (from "other" to "rehabilitation" for Certificate of Appropriateness. Kathy seconded the motion. The commission unanimously voted to approve the Findings of Fact and the amended Certificate of Appropriateness as attached. See Attachment A.

Jim McCary, representing the owner abstained from voting.

**5. UNFINISHED BUSINESS:**

**A. Discuss Washington Street Historic District Design Guidelines**

A preliminary draft of guidelines gathered from multiple sources was presented to the commission for discussion and future consideration by Kathy.

Kathy requested that the commission review the preliminary rough draft and consider if there are concerns regarding the wording and if other provisions should be included.

Some of the provisions will need careful review, such as skylights, "similar pitched roofs" and roof additions. Windmills and solar panels are features that should be addressed in guidelines. It is unknown if older roofs can support all types of solar panels. The consultant will need to research the issue and how other historic districts are addressing windmills and solar panels.

Matt explained that the Corps use the terms shall and must.

Karen agreed to ask the Jeremy Phinney, Dayton building official if a permit is needed for solar panels on the roof and windmills too.

**B. CLG Grant Application Update –** Kathy presented the consultants who will be contacted for the grant to develop guidelines for the two residential historic districts. The commission discussed what criteria will be used for competitive bidding. Jane referenced the grant language requiring the competitive hiring. The grant requires that an approved historic preservationist be hired for

consultation of the project.

Commission tracking of time will be required for work once the grant is awarded in October.

- C. Dayton High School Nomination Registration Form – Update tabled. Further research is needed in preparing the forms before a detailed update is provided to the commission by Trina.

## 6. NEW BUSINESS

- 7. Downtown Parking Signs sponsored and presented by the Dayton Development Task Force (DDTF)

Marcene Hendrickson explained that two years ago the DDTF had a plan prepared for the area between Main St and Commercial St from the Touchet River to Seneca. The DDTF has completed some features called out in the plan and now are ready to add directional parking signs as shown on Attachment A of the plan. While originally the plan was to paint two signs, the cost is prohibitive. Instead the one or two signs will be 4 x 8 foot painted metal signs attached to buildings. As a way to expose more brick of the building, background sign area will be cut away. An antique car, the word "Parking" and an arrow pointing north will be shown on the sign(s). Marcene requested DHPC input on sign colors.

Karen explained that Marcene was encouraged to make a preliminary presentation to DHPC before having the Hein Co. complete the design of the sign(s) and filing for an official proposal to the DPHC.

Jim indicated that a sign that is attached would be preferable over a sign painted on the brick.

Jane questioned if the words "Parking in rear" could be used. It was pointed out that the EDTF was in favor of "Public Parking" on the sign.

Kathy indicated there are signs on the street directing people to parking north. Marcene stated that the existing signage on Main St. is not catching the eye of the drivers. Motor homes seem to be part of the problem taking up more than one parking space on Main St.

The number one item Main St business owners would like from the EDTF is to have signage that will let people know there is parking in back (north).

Matt stated that there are a number of attractions off Commercial Street that visitors should be made aware of besides parking.

Marcene also talked about the Main Streets Program which allows for B&O Tax to be used by an accredited non-profit. Sara Hansen, Main Street Washington Historic Trust representative was in town last week and toured the full length of Main Street with Marcene. After the tour, Marcene is very encouraged that Dayton Main Street, from Seneca to the Touchet River will qualify for the program. Money collected would be used for matching grants for projects in this corridor.

The DHPC was encouraged to attend the DDTF which meets at the Port Bldg, 12 noon on the last Wednesday of each month.

It was clarified by Karen that the Commercial Street Plan has not been adopted by the city and that the city will be adding the Plan to the list of items to be considered as an addendum to the Comprehensive Plan in 2014.

The commission discussed the proposal and how it fits in with the Historical District and the pros and cons. Karen explained the provisions of the Sign Ordinance. As presented it appears that the

sign is defined as an "incidental sign". Incidental signs are exempt from the sign code standards. Matt pointed out that the sign forwards one of the missions of the DHPC, the sign would help lead people to Historic attractions in Dayton. Jane and Jim indicated they would like to see a proto-type and know the specific location(s) where signs will be mounted. It was unclear the actual number of signs involved. Kathy is concerned with the attachment to the brick and mortar, especially Dingles. She also explained her concern with too many signs and overcrowding the buildings with signage, as well as, the precedence allowing the sign should set for the Historic District.

The DHPC concluded that without an actual application, they were uncomfortable with voting on the sign(s) given the limited information provided (no specific location or graphics for the sign(s) were shown) and therefore took no action at this time. The commission also concluded that as individuals, commissioners may offer DDTF their comments.

8. Sidewalk Chalk Project - Karen presented the preliminary draft to allow chalk art on the side streets off Main St. Sidewalks in the Historic District. Comments are requested to be returned by July 17<sup>th</sup> regarding the proposal. Karen will report back as to any decision made by the council.

**9. OTHER BUSINESS**

Short Course on Local Planning is being presented by the Department of Commerce and Washington Planning Association on July 23, 2013. All are welcome to attend.

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:23 p.m.

Matt motioned to adjourn the meeting and Jane seconded the motion.

  
C. Dale Slack, Chairman 9/11/13  
Date Signed

  
Karen J Scharer, Planning Director 9/11/13  
Date Signed  
Attachments - A